

**BOARD OF APPEALS  
for  
MONTGOMERY COUNTY**

**Stella B. Werner Council Office Building  
100 Maryland Avenue, Room 217  
Rockville, Maryland 20850  
(240) 777-6600**

<http://www.montgomerycountymd.gov/boa/>

**WORKSESSION MINUTES**

**Second Floor Davidson Memorial Hearing Room**

**Wednesday, January 6, 2016**

**ACTION ITEMS:**

1. Minutes of December 9, 2015, Worksession.

Action: Approved, (BG/JHP, 4-0).

2. **CBA-698-A, Petition of FC-GEN Real Estate, LLC** (Nursing Home). Letter to the Board from Anita Margolis regarding a covenant in the 1961 Deed of Sale.

Action: Re-opened the record to accept Ms. Margolis' letter with attachment, (ESR/JHP, 4-0).

3. **CBA-1383-A, Petition of Tilden Woods Recreation Association, Inc.,** (Community Swimming Pool). Letter to the Board from David Sukinik, President, submitting the minutes from the Community Liaison Committee meetings held in 2015.

Action: Re-opened the record to accept Mr. Sukinik's letter with attachments, (JHP/ESR, 4-0).

4. **CBA-2047, Petition of Potomac Place Limited Partnership** (Off-street Parking). Memorandum to the Board from Barbara Cox, Inspector, Department of Permitting Services, in response to BOA Resolution of November 19, 2015.

Action: Deferred item, (consensus).

5. **CBA-2521-K, Petition of MedStar Montgomery Medical Center** (Hospital). Memorandum to the Board from Jennyfer Vargas, Inspector, Department of Permitting Services, in response to BOA Resolution of November 20, 2015.

Action: Re-opened the record to accept Ms. Vargas' memorandum, (ESR/JHP, 4-0).

6. **S-213 and S-214, Petitions of Potomac Electric Power Company** (Electric substation and electric power and energy transmission lines). Letter from D. F. Hall, Manager, submitting the ten and twenty year plans for electric service.

Action: Re-opened the record to accept Mr. Hall's letter with attachments, (BG/JHP, 4-0).

7. **S-577, and S-274-D, Petition of Suburban Hospital,** (Hospital). Letter to the Board from Kate Macomber Stern, Huntington Terrace Citizens' Association, advising the Board of its zoning complaint to the Department of Permitting Services.

Action: Re-opened the record to accept Ms. Macomber Stern's letter, (JHP/ESR, 4-0).

8. **S-856-A, and S-452, Petition of Friends House, Inc.,** (Nursing and Care Home). Letter to the Board from Jody S. Kline, Esquire, requesting to consolidate two major modifications and also requesting to pay one fee.

Action: (a) Granted the consolidation of the cases; (b) granted waiver of one fee, (ESR/JHP, 4-0).

9. **S-2206, Petition of Terry McRoberts** (Accessory Dwelling). Letter to the Board from Jianhua Yao, DHF Investment Group LLC., requesting the transfer of the special exception.

Action: Granted the transfer of the special exception, (JHP/BG, 4-0).

10. **S-2405, Petition of The Chelsea School** (Private Educational Institution). Memorandum to the Board from Jennyffer Vargas, Inspector, Department of Permitting Services, recommending revocation of the special exception.

Action: Revoked the special exception as abandoned, (JHP/ESR, 4-0).

11. **S-2668, Petition of Taiwan Culture Center, Inc.,** (Service Organization). Letter to the Board from David Brown, Esquire, requesting administrative modification of the special exception. [Large Exhibits: Existing and proposed plans for the foundation, ground floor, first floor, elevations, site plan and zoning vicinity map].

Action: Granted the administrative modification of the special exception, (ESR/JHP, 4-0).

12. **S-2712, Petition of FSP-Olney, LLC.** (Assisted Living Facility). Letters to the Board from Kendall K. Young and Raquel Montenegro, requesting transfer of the special exception.

Action: Granted the transfer of the special exception, (JHP/BG, 4-0).

**Board Members**

Carolyn J. Shawaker, Chair  
John H. Pentecost, Vice Chair  
Stanley B. Boyd - **ABSENT**  
Edwin S. Rosado  
Bruce Goldensohn

**Staff**

Barbara Jay, Executive Director  
Kathryn Lloyd, Associate County Attorney